

031.0

0006

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

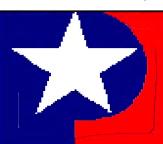
Total Card / Total Parcel
979,200 / 979,200

USE VALUE:

979,200 / 979,200

ASSESSED:

979,200 / 979,200


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
50-52		FOSTER ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	ROGERS ROBERT & JANET	
Owner 2:		
Owner 3:		

Street 1:	50 FOSTER STREET
Street 2:	

Twn/City:	ARLINGTON
StProv:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	ROGERS ROBERT & JANET -
Owner 2:	-

Street 1:	50 FOSTER STREET
Twn/City:	ARLINGTON
StProv:	MA
Postal:	02474

NARRATIVE DESCRIPTION	SALES INFORMATION	TAX DISTRICT	PAT ACCT.
This parcel contains 4,950 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 3557 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 15 Rooms, and 6 Bdrms.			
OTHER ASSESSMENTS			

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
105	4950.000	519,700	4,700	454,800	979,200	

Total Card	0.114	519,700	4,700	454,800	979,200	Entered Lot Size
Total Parcel	0.114	519,700	4,700	454,800	979,200	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	275.29	/Parcel:	275.2	Land Unit Type:
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PREVIOUS ASSESSMENT **Parcel ID** 031.0-0006-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	519,800	4700	4,950.	454,800	979,300	979,300	Year End Roll	12/18/2019
2019	105	FV	403,800	4700	4,950.	483,200	891,700	891,700	Year End Roll	1/3/2019
2018	105	FV	403,800	4700	4,950.	352,500	761,000	761,000	Year End Roll	12/20/2017
2017	105	FV	380,900	4700	4,950.	307,000	692,600	692,600	Year End Roll	1/3/2017
2016	105	FV	380,900	4700	4,950.	261,500	647,100	647,100	Year End	1/4/2016
2015	105	FV	343,300	4700	4,950.	255,800	603,800	603,800	Year End Roll	12/11/2014
2014	105	FV	343,300	4700	4,950.	210,300	558,300	558,300	Year End Roll	12/16/2013
2013	105	FV	355,700	4700	4,950.	200,100	560,500	560,500		12/13/2012

BUILDING PERMITS								ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Date	Result	By	Name				
8/16/2018	1175	Re-Roof	16,142 C					9/15/2017	MEAS&NOTICE	HS	Hanne S				
								3/3/2009	Meas/Inspect	163	PATRIOT				
								2/28/2000	Mailer Sent						
								2/24/2000	Measured	264	PATRIOT				
								8/18/1993		TH					

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1922
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	3
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1922	21.94	T	40	105			4,700		4,700

BATH FEATURES

Full Bath:	2	Rating:	Average
A Bath:	1	Rating:	Poor
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Fpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

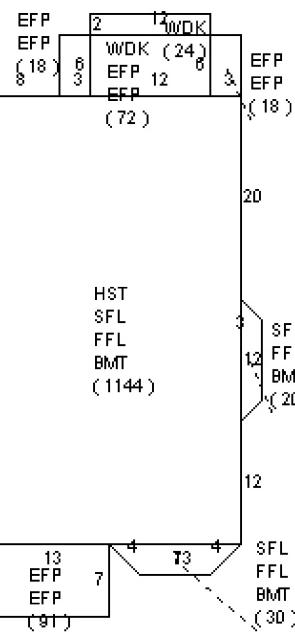
Phys Cond:	AV - Average	31.	%
Functional:			
Economic:			
Special:			
Override:			
Total:	31	%	

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.00472975
Const Adj.:	0.98980200
Adj \$ / SQ:	169.062
Other Features:	175100
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	753217
Depreciation:	233497
Depreciated Total:	519720
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	
Special Features:	0
Final Total:	519700
Val/Su SzAd:	175.57

COMMENTS

2 UNITS.

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 3
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 15 BRs: 6 Baths: 2 HB: 1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
3	15
6	

RES BREAKDOWN

No Unit	RMS	BRS	FL
3	5	2	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,194	52.560	62,753	BMT	100	RRM	50	E	
FFL	First Floor	1,194	169.060	201,860						
SFL	Second Floor	1,194	169.060	201,860						
HST	Half Story	572	169.060	96,704						
EFP	Enclos Porch	398	33.720	13,420						
WDK	Deck	96	15.840	1,520						
Net Sketched Area:		4,648	Total:	578,117						
Size Ad	2960	Gross Are	5220	FinArea	3557					

IMAGE

AssessPro Patriot Properties, Inc